



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 19, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

20 February 19, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**QUITCLAIM OF EASEMENT
FROM THE COUNTY OF LOS ANGELES
PRIVATE DRAIN 1214
IN THE UNINCORPORATED COMMUNITY OF OAK PARK
COUNTY OF VENTURA
NEAR THE CITY OF AGOURA HILLS
(ALL SUPERVISORIAL DISTRICTS)
(3 VOTES)**

SUBJECT

This action will allow the County of Los Angeles to quitclaim an easement for Private Drain 1214 in the unincorporated Oak Park area of the County of Ventura to the underlying property owners.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that this project is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the easement for storm drain and appurtenant structures for Private Drain 1214 located in the unincorporated Oak Park area of the County of Ventura is no longer required for the purposes of the County of Los Angeles.
3. Approve the quitclaim of easement from the County of Los Angeles to the underlying property owners Leslie R. Schwartz and Nava K. Schwartz, Maria Krewedl, Nissim David Chai, Lita Cook, John Difilippis and Tracy L. Difilippis, and Douglas W. Nelson and Yvonne A. Nelson.

4. Instruct the Chairman of the Board of Supervisors of the County of Los Angeles to sign the Quitclaim of Easement document and authorize delivery to Leslie R. Schwartz and Nava K. Schwartz, Maria Krewedl, Nissim David Chai, Lita Cook, John Difilippis and Tracy L. Difilippis, and Douglas W. Nelson and Yvonne A. Nelson.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from the Board to allow the County of Los Angeles (County) to quitclaim all right, title, and interest in that portion of the easement for Private Drain 1214 located in the unincorporated Oak Park area of the County of Ventura to the underlying property owners.

The County acquired the easement as part of the land needed for the Private Drain 1214 project. The facility was constructed and the portion within the County of Ventura was subsequently removed; therefore, the easement is no longer required.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Fiscal Sustainability (Goal 2). This transaction will help promote fiscal sustainability and eliminate the County's expenses and potential liabilities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The amount of \$1,500 was received and represents compensation for the quitclaim of the easement.

All monies paid will be deposited into the Road Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Private Drain 1214 runs along Basswood Avenue southerly of East Tamarind Street in the unincorporated Oak Park area of the County of Ventura and continues south into the County. The portion of Private Drain 1214 located within the County of Ventura was removed but the easement was not extinguished. The County of Ventura will not approve a tract map until the easement is quitclaimed.

The proposed quitclaim of easement is authorized by California Government Code Section 25526.5. This section provides as follows: "Whenever the board of supervisors determines that any real property or interest therein belonging to the county is no longer necessary for county or other public purposes, and its estimated value does not exceed twenty-five thousand dollars (\$25,000), the county may sell, exchange, quitclaim, or convey that real property or interest therein in the manner and upon the terms and conditions approved by the board of supervisors without complying with any other sections in this article."

The Quitclaim of Easement document has been approved by County Counsel as to form and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the CEQA Guidelines and Class 12 of the Environmental Reporting Procedures and Guidelines adopted by the Board on November 17, 1987. This exemption provides for the sale of surplus government property.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

Please return one adopted copy of this letter and the executed original Quitclaim of Easement document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:SGS:hp

Enclosures

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Leslie and Nava Schwartz
10 North Basswood Avenue
Agoura Hills, CA 91301

Space above this line reserved for Recorder's use

DOCUMENTARY TRANSFER TAX IS \$ _____
() COMPUTED ON FULL VALUE OF PROPERT CONVEYED, OR
() COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE

COUNTY OF LOS ANGELES

By _____

Assessor's Identification Numbers:

800-0-233-035 (Portion)

800-0-233-045 (Portion)

800-0-233-065 (Portion)

800-0-233 (Portions)

800-0-231 (Portion)

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever quitclaim to LESLIE R. SCHWARTZ and NAVA K. SCHWARTZ, husband and wife, as joint tenants, as to the real property described in Part A in Exhibit A attached hereto and by this reference made a part hereof; MARIA KREWEDL, Trustee of the Maria Krewedl Trust, dated January 26, 2000, as to the real property described in Part B in said Exhibit A; NISSIM DAVID CHAI, a married man, as to the real property described in Part C of said Exhibit A; LITA COOK, an unmarried woman, as to a portion of the real property described in Part D of said Exhibit A; JOHN DIFILIPPIS and TRACY L. DIFILIPPIS, Trustees of the Difilippis Family Trust, dated July 30, 2008, as to a portion of the real property described in Part D in said Exhibit A; and DOUGLAS W. NELSON and YVONNE A. NELSON, Trustees of the Nelson Family Trust, created on May 14, 2003, as to a portion of the real property described in Part D in said Exhibit A, all its right, title, and interest in and to that certain easement for storm drain purposes and appurtenant structures, acquired by Deed recorded October 25, 1974, as Document No. 72100, in Book 4329, page 664, of Official Records, in the office of the County Clerk and Recorder of the County of Ventura, insofar and only insofar as said easement exists on the real property in the unincorporated territory of the County of Ventura, State of California.

All of the real property described in said Exhibit A is shown on and delineated on Exhibit B attached hereto and by this reference made a part hereof.

Dated February 19, 2013

Basswood Drain
(File: PRIVATE DRAIN 1214)
Parcel 1
I.M. 159-057
Project No. M1277002
Project ID: MPR0000484



COUNTY OF LOS ANGELES,
a body corporate and politic

By *Mark Ridley-Thomas*
Chairman, Board of Supervisors of the
County of Los Angeles

(COUNTY-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer of
the Board of Supervisors of the
County of Los Angeles

By

Deputy

KR:psr

P8:\TITLE\CONF\BASSWOOD PD1214

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

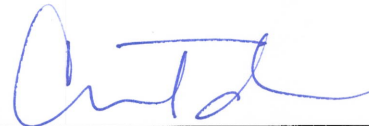
The undersigned hereby certifies that on this 19th day of February, 20 13, the facsimile signature of MARK RIDLEY-THOMAS, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(COUNTY-SEAL)

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By 

Deputy

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By 
Deputy

EXHIBIT A

PRIVATE DRAIN NO. 1214

A.I.N. 800-0-233-035 (Portion)

800-0-233-045 (Portion)

800-0-233-065 (Portion)

(Ventura County)

T.G. 558 (B3)

I.M. 159-057

M1277002

LEGAL DESCRIPTION

(Quitclaim of portions of easement)

Part A

That portion of Parcel 1, as shown on map recorded in deed to the COUNTY OF LOS ANGELES, on October 25, 1974, in Book 4329, page 664, of Official Records, in the office of the Recorder of the County of Ventura, lying within Lot 3 of Tract No. 2621, as shown on map recorded in Book 77, page 21, of Miscellaneous Records, in the office of said Recorder.

Containing: 6091± square feet

Part B

That portion of the above-mentioned Parcel 1, lying within Lot 4 of the above-mentioned Tract No. 2621.

Containing: 3773± square feet

Part C

That portion of the above-mentioned Parcel 1, lying within Lot 6 of the above-mentioned Tract No. 2621.

Containing: 3891± square feet

Part D

That portion of the above-mentioned Parcel 1, lying within Basswood Avenue, variable width, as shown on map of the above-mentioned Tract No. 2621.

Containing: 2503± square feet

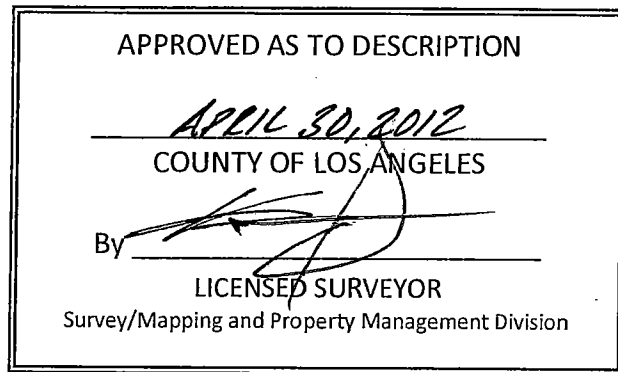


EXHIBIT A

EXHIBIT B

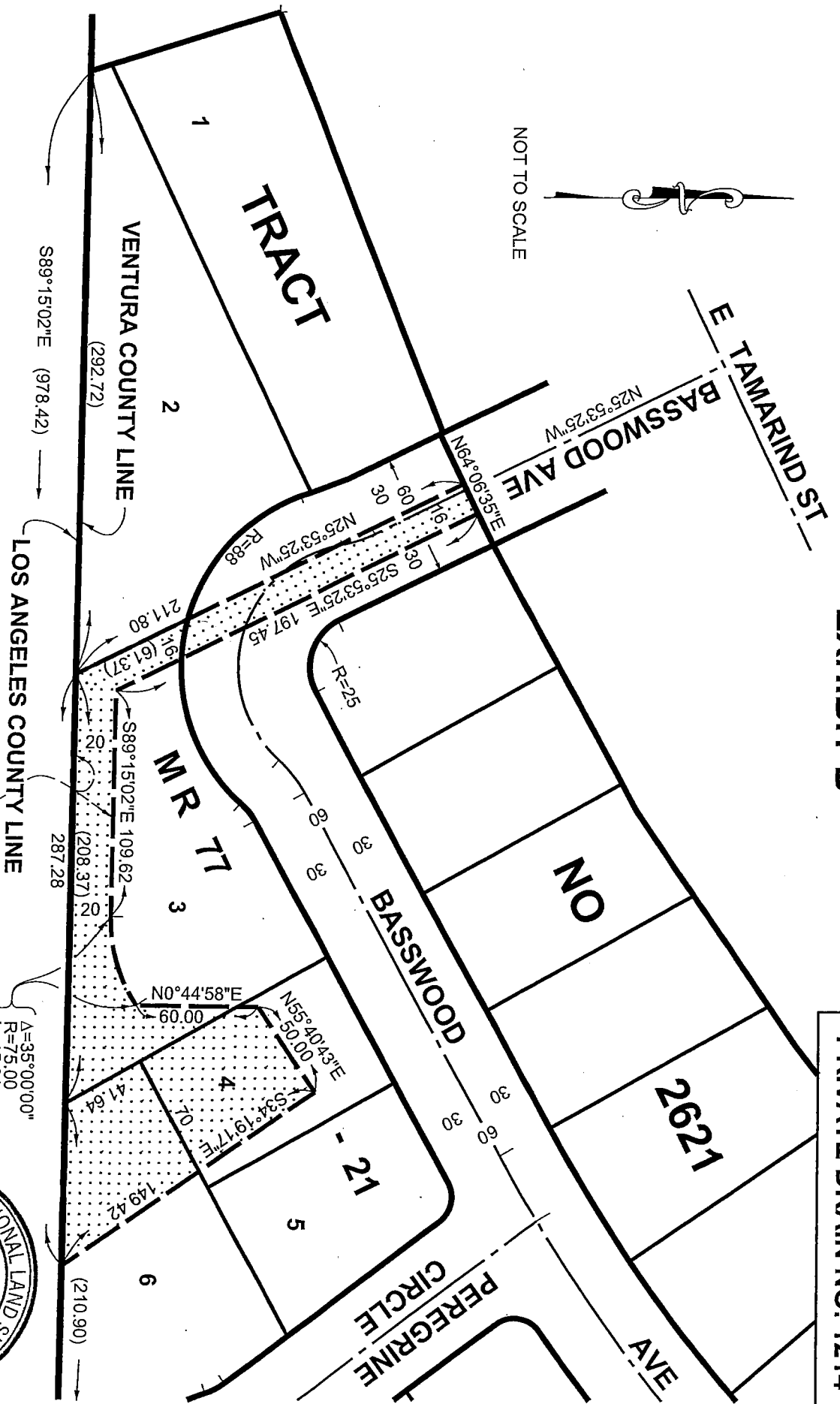
PRIVATE DRAIN NO. 1214

NOT TO SCALE



| AREA OF EASEMENT | |
|------------------|-------------|
| BASSWOOD AVE | 2503± SQ FT |
| LOT 3 | 6091± SQ FT |
| LOT 4 | 3773± SQ FT |
| LOT 6 | 3891± SQ FT |

"VAR. WIDTH EASEMENT FOR STORM DRAIN PURPOSES OF THE COUNTY OF LOS ANGELES PER DOC. NO. 72100 RECORDED 10-25-74 RECORDS OF VENTURA COUNTY," PER TRACT NO. 31501, MB 849 - 90 TO 92



BY LICENSED SURVEYOR

DATE 4-30-2012

